

HOUSING AUTHORITY OF THE CITY OF EAU CLAIRE

AGENDA / PUBLIC NOTICE

January 28, 2013
7:45 A.M.
Regular Meeting

Council Chambers, City Hall
203 S. Farwell Street
Eau Claire WI 54701

Chairman: Laurie Klinkhammer **Vice Chairman:** William Prindle
Commissioners: Josh Dalton, Kathy Mitchell, Kristine Smith
Staff: Keith D. Johnathan, Chris Bolstad, Ruth Schermerhorn, Anisa D. Schmidt

PLEASE TAKE NOTICE that there will be a meeting of the Housing Authority of the City of Eau Claire Board of Commissioners on the following agenda items:

OPEN SESSION

1. Roll Call

CLOSED SESSION

The Housing Authority may convene in closed session pursuant to Section 19.85 (1) (f), of the Wisconsin Statutes for discussion of rehabilitation loans and relocation payments to consider financial histories of specific persons which may have an adverse effect upon individual reputations if discussed in public, would be likely to have a substantial adverse effect upon the reputation of the tenant, pursuant to s. 19.85 (1) (f) of the Wisconsin Statutes.

2. Report and Consideration on CDBG Housing Rehabilitation Loans, if available

OPEN SESSION

Consent Agenda

3. Report and Consideration on the Consent Agenda
 - A. Minutes from the Meeting of December 17, 2012
 - B. Monthly Status on CDBG Rehabilitation Loans
 - C. CDBG Rehabilitation Loan Program Delinquency Report
 - D. Monthly Expenditures
 - E. Operating Statements of Housing Authority Rental Assistance Programs, if available
 - F. Housing Authority Investments, if available
 - G. Tenant 30-Day Delinquency Report
 - H. Housing Authority Waiting Lists
 - I. New Tenant Placement Report
 - J. Tenant Occupancy Report
 - K. Summary of Terminations, Appeals, and Hearing Results
 - L. Housing Authority Newsletters
 - M. Tax Intercept Update

Business Agenda

4. Report and Consideration on a Resolution Regarding Maintenance Plan Revisions
5. Report and Consideration on the Following Tenant Related Policies: (see binder)
 - A. Resolution Regarding Verification Procedures – All Programs
 - B. Resolution Regarding Admissions and Occupancy Policies for Public Housing
 - C. Resolution Regarding Admissions and Occupancy Policies for Section 8 New Construction and Substantial Rehabilitation Programs
 - D. Resolution Regarding Admissions and Occupancy Policies for Affordable Housing (Including Transitional Housing)
 - E. Resolution Regarding Admissions and Occupancy Policies for Home Ownership Program
 - F. Resolution Regarding Administrative Plan for Housing Choice Voucher and HOME Tenant Based Rental Assistance (TBRA) Programs
 - G. Resolution Regarding Application Intake and Processing Procedure for Park Tower Townhouses, Public Housing, Substantial Rehabilitation, Affordable Housing, Housing Choice Voucher, and HOME Tenant Based Rental Assistance (TBRA) Programs
 - H. Resolution Regarding Application Intake and Processing Procedure for Part Tower Apartments and Owen Rust Memorial Apartments
 - I. Resolution Regarding Applicant Screening Procedure for Public Housing, Park Tower Townhouses, and Substantial Rehabilitation
 - J. Resolution Regarding Applicant Screening for Housing Choice Voucher & HOME Tenant Based Rental Assistance (TBRA) Programs
 - K. Resolution Regarding Tenant Grievance Procedure for Public Housing Program
 - L. Resolution Regarding Informal Hearing Procedure for Housing Authority Programs
 - M. Resolution Regarding Informal Review Procedure for Housing Authority Programs
 - N. Resolution Regarding Tenant Transfer Policy for All Housing Authority Programs
 - O. Resolution Regarding Rent Collection Policy for Housing Authority Owned Units
 - P. Resolution Regarding Pest Control Policy for Housing Authority Owned Units
 - Q. Resolution Regarding Pet Policy for Park Tower Apartments and Owen Rust Memorial Apartments
 - R. Resolution Regarding Pet Policy for Public Housing
 - S. Resolution Regarding Limited Pet Policy for Public Housing
 - T. Resolution Regarding Pet Policy for Home Ownership
 - U. Resolution Regarding Community Service and Self Sufficiency Policy
 - V. Resolution Regarding Back Rent Due to Unreported Changes Policy
 - W. Resolution Regarding Satellite Dish Policy
 - X. Resolution Regarding Zero Tolerance of Violence Policy
 - Y. Resolution Regarding Firearms Control Policy
 - Z. Resolution Regarding Reasonable Accommodation Policy and Procedures
 - AA. Resolution Regarding Storage and/or Disposition of Personal Items Left by Tenant
 - BB. Resolution Regarding Violence Against Women Act (VAWA) Policy
6. Report and Consideration on the Following Administrative Policies: (see binder)
 - A. Resolution Regarding Non-Routine Expenditures, Replacements and Betterments and Additions Policy
 - B. Resolution Regarding Capitalization Policy
 - C. Resolution Regarding Investment Policy

- D. Resolution Regarding Procurement Policy
- E. Resolution Regarding Disposition Policy
- F. Resolution Regarding Staff Training and Travel Policy
- G. Resolution Regarding Confidentiality Policy
- H. Resolution Regarding Electronic Communications Policy
- I. Resolution Regarding Conflict of Interest Policy
- J. Resolution Regarding Sexual Harassment Policy
- K. Resolution Regarding Use of Housing Authority Vehicles Policy
- L. Resolution Regarding Safety Shoe Policy
- M. Resolution Regarding Safety Glass Policy
- N. Resolution Regarding Bloodborne Pathogen/Sharp Objects Policy
- O. Resolution Regarding Bloodborne Pathogens Exposure Control Plan
- P. Resolution Regarding Deconcentration Policy for the Housing Choice Voucher Program
- Q. Resolution Regarding Deconcentration Policy for Public Housing
- R. Resolution Regarding Continuum of Care Policy
- S. Resolution Regarding Maintenance Plan
- T. Resolution Regarding Drug and Alcohol Free Workplace
- U. Resolution Regarding Emergency Call Policy
- V. Resolution Regarding Enterprise Income Verification (EIV) Policy for Public Housing and Section 8
- W. Resolution Regarding Enterprise Income Verification (EIV) System Use Policies – Multi-Family
- X. Resolution Regarding Enterprise Income Verification (EIV) System Security Policy
- Y. Resolution Regarding Code of Conduct Policy
- Z. Resolution Regarding Equal Opportunity and Affirmative Action Policy Statement
- AA. Resolution Regarding Procurement Policy for American Recovery & Reinvestment Act (ARRA) Funds

- 7. Report and Consideration on a Resolution Regarding Public Housing, HOME Affordable Housing, Transitional Housing, Home Ownership, and Neighborhood Stabilization Program (NSP) Home Ownership Lease Revisions
- 8. Report and Consideration on a Resolution Regarding Public Housing, Affordable Housing, and Transitional Housing House Rules Revisions
- 9. Report and Consideration on a Resolution Regarding Home Ownership Program Request for Increased Subsidy for 312 9th Avenue
- 10. Report and Consideration Regarding Park Tower Apartments Memorandum of Agreement with Eau Claire County Aging & Disability Resource Center for Senior Citizen's Meal Site
- 11. Report and Consideration on a Resolution Regarding Contractor Selection for Rehabilitation of Home Ownership Unit at 228 E Tyler Avenue
- 12. Report and Consideration on a Resolution Regarding Architect/Engineer Selection for Park Tower Apartments Roof Replacement Project
- 13. Report Regarding Public Housing Assessment System (PHAS) Update for December 31, 2012
- 14. Director's Update on Housing Authority Properties, Programs, and Activities

15. Announcements and Directives
16. Set Date for Next Meeting – Regular Meeting & Planning Session
17. Adjournment

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

In order to accommodate the participation of disabled persons at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at (715) 839-4943 at least two (2) days prior to the meeting.


M. Laurie Klinkhammer, Chair

CC: News Media